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Our ref: 11208393-Thompson-Renninger-McPeek-18

December 10, 2021

Mr. Robert Thompson
Remedial Project Manager
United States Environmental Protection Agency
Region V
77 West Jackson Boulevard
Chicago, Illinois
U.S.A. 60604

Ms. Tamara McPeek
Environmental Response and Revitalization
Ohio Environmental Protection Agency
Southwest District Office
401 East Fifth Street
Dayton, Ohio
U.S.A. 45402

Mr. Steve Renninger
On-Scene Coordinator
United States Environmental Protection Agency
Region V
Emergency Response Branch
26 West Martin Luther King Drive
Cincinnati, Ohio
U.S.A. 45628

Progress Report: November 1 through 30, 2021
South Dayton Dump and Landfill Site, Moraine, Ohio (Site)

Dear Mr. Thompson, Ms. Peek, and Mr. Renninger:

This Monthly Progress Report is submitted in accordance with the Administrative Settlement and Order on Consent (ASAOC) for Remedial Investigation/Feasibility Study (RI/FS) Proceeding Under Sections 104, 107, and 122 of the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA), as amended, 42 U.S.C. §§ 9604, 9607, and 9622 (United States Environmental Protection Agency [U. S. EPA]) Docket No. V-W-16-C-011) effective June 11, 2016 (RI/FS ASAOC), and the ASAOC for Removal Action Proceeding Under Sections 104, 106(a), 107, and 122 of the CERCLA, 42 U.S.C. §§ 9604, 9606(a), 9607, and 9622 U. S. EPA Docket No. V-W-13-C-010, effective April 8, 2013 (Removal Action ASAOC), for the period of November 1 through 30, 2021.

The next Progress Report for the month of December 2021 will be submitted on or before January 10, 2022.

Significant Developments in this Reporting Period

RI/FS ASAOC Developments

Activities conducted in November 2021 are summarized below:

- On November 5, 2021, GHD provided the agencies with a response to U.S. EPA comment letter dated October 6, 2021, and a revised Ecological Effects Evaluation Proposal (EEEP) report.

- On November 9, 2021, GHD provided the agencies with a response to U.S. EPA comment letter dated September 29, 2021, regarding the Current and Future Land Uses and Reuse Memorandum and a link to download the revised report.
- Efforts to obtain access for the proposed monitoring well and soil gas probe installations within the Village Park Community property (Parcel 2943) continued in November. This includes discussions between legal counsel for the Respondents, the U. S. EPA ORC attorney and property owner representatives.
- GHD continued compilation and assessment of investigation data for inclusion in the Site Characterization Technical Memorandum.

Removal Action ASAOC Developments

Activities conducted in November 2021 are summarized below:

- On November 16, 2021, GHD was notified by the property owner for Parcel 5172 that former tenants in Building 12 (Overstreet Painting, 2019 Dryden Road) and Building 14 (NexGen Vending, 2003 Dryden Road) have moved out. Building 12 is currently occupied by Stanley Heating, Cooling and Plumbing and Building 14 is currently unoccupied.
- On November 16, 2021, GHD completed sub slab depressurization (SSD) system inspections at buildings with an operating system, including Buildings 8 and 9 – B&G Equipment and Truck Repair, Building 12 – Stanley Heating, Cooling and Plumbing (formerly Overstreet Painting) and S&J Precision, Building 14 – (formerly NexGen Vending), Building 15 – SIM Trainer, Building 17 – GRA Real Estate LLC and Building 24 – Globe Manufacturing. GHD confirmed the explosive gas monitoring device in Building 15 is functioning normally. All inspected SSD systems were functioning normally except for the following:
 - EP-1 blower in Building 12 is not functioning properly and will need to be replaced.
- On November 16 and 17, 2021, GHD personnel spoke with the property owner for Parcels 5176 and 5175 (located at 2139 and 2075 Dryden Road). The property owner indicated that he is planning some property improvements including new structures and modifications to the existing structure (Building 17, 2075 Dryden Road). GHD informed the property owner that access to Building 17 would be needed prior to any building demolition work to modify the existing SSD system, if necessary.
- On November 19, 2021, GHD provided a summary of the 2021 annual vapor intrusion sampling results to the property owners and tenants located at the following addresses.
 - 1951 Dryden Road, Moraine, Ohio
 - 2003 and 2019 Dryden Road, Moraine, Ohio
 - 2015 Dryden Road, Moraine, Ohio
- On November 22, 2021, GHD provided a summary of the 2021 annual vapor intrusion sampling results to the property owner and tenant located at 2031 Dryden Road, Moraine, Ohio.
- On November 22, 2021, GHD provided a copy of the letters sent by GHD to the owners and tenants for each the buildings providing the results of the annual vapor intrusion sampling conducted in 2021.

Other activities conducted in November 2021 (related to the Explosive Gas Monitoring Plan) are summarized below:

- On November 8, 2021, GHD provided the agencies with a table and figure identifying properties within OU1 and adjacent properties within 200 feet of the OU1 boundary.
- GHD submitted letters to properties owners (and copies to the agencies) to request information and approval to install gas monitoring devices on various dates as listed in Table 1 attached. The table also

identifies the status of responses from the property owners as of November 30, 2021. Property locations are shown on Figure 1.

- GHD continued preparation of the Explosive Gas Monitoring Plan report.

Summaries of all Anticipated Problems and Planned Resolutions

As stated above the owner representatives for the Village Park Community have not agreed to provide access for proposed soil gas and groundwater investigation activities. GHD and legal counsel for the Respondents will continue to work with U. S. EPA to discuss alternative arrangements for seeking access approval.

No other difficulties/delays were encountered during this reporting period. However, the COVID-19 pandemic and requirements for physical/social distancing, isolation, and quarantine could cause future temporary or long-term equipment, supply and/or personnel availability issues that could affect the project schedule. Federal, state and local orders, as well as guidance from the Centers for Disease Control and Prevention, will be reviewed and followed before any field work or in-person meetings are conducted. We will keep U. S. EPA informed of any potential issues as the COVID-19 pandemic continues to develop and change.

Projected Work for the Next Reporting Period

- GHD will continue planning and scheduling RI/FS activities in accordance with the approved work plan. The planned activities include:
 - Continue preparations for Quarry Pond fish tissue sampling (to be conducted in mid-2022) including QAPP update (based on U. S. EPA comments dated October 22, 2021) and revisions to proposed procedures as discussed on September 30, 2021.
 - Continue discussions with U. S. EPA ORC attorney and Village Park Community property owner representatives for proposed soil gas probe and monitoring well installation.
 - Continue preparations to complete monitoring well and gas probe installations, including contractor procurement.
- The Respondents and U. S. EPA On-Scene Coordinator will continue to work together to implement the VI mitigation work plan. The planned activities include:
 - Repairs to the SSD system in Building 12 as discussed above.
- GHD will continue preparation of the EGMP and follow-up with property owners related to requests for information regarding occupied structures and approval to install monitoring devices.

Should you have any questions on the above, please do not hesitate to contact us.

Yours truly



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BR/kf/LTR-18

Encl.

Copy to: (all by pdf)

- Ken Brown, ITW
- Bryan Heath, NCR
- Wendell Barner, Barner Consulting
- Jim Campbell, EMI
- Andrew Dorn, ITW
- Kelly Martorano, Kelsey Hayes Company
- Michael Hughes, Neal, Gerber & Eisenberg
- Wray Blattner, Thompson Hine
- Larry Silver, Langsam Stevens Silver & Hollaender
- Tim Hoffman, Dinsmore & Shohl
- Sally Scott, Jacobs
- Brett Fishwild, Jacobs
- Valerie Chan, GHD



Table 1
Property Information
South Dayton Dump and Landfill Site
Moraine, Ohio

Lot Number	Tax Pin No / Parcel ID	Distance from Site	Location Address	Property Owner	Owner Address	Date Letter Sent	Date Response Received	Building Information Provided (Y/N)	Permission to Access Building Granted (Y/N)	Comment
5172	J44 26421 0001	Site	2003 Dryden Rd	Modify House LLC	2003 Dryden Road, Dayton, OH 45439	5-Nov-21	8-Nov-21	N	Y	Building information forthcoming
5175	J44 26421 0004	Site	2075 Dryden Road	GRA Real Estate LLC	non-responsive	5-Nov-21				
5176	J44 26421 0005	Site	2139 Dryden Road	GRA Real Estate LLC		5-Nov-21				
5171	J44 26420 0001	Site	1951 Dryden Road	B & D Limited Properties Ltd	1951 Dryden Rd St E, Dayton, OH 45439	5-Nov-21	11-Nov-21	Y	N	Permission denied
5174	J44 26421 0003	Site	2045 Dryden Road	Atherton Properties LLC	2045 Dryden Road, Dayton, OH 45439	5-Nov-21	15-Nov-21	Y	Y	
3261 / 3753	J44 04105 0032	Site	2335 E River Road	Jim City Salvage Inc.	2335 E River Road, Dayton, OH 45439	5-Nov-21				
4423	J44 04105 0031	Site	2335 E River Road	Jim City Salvage Inc.	2335 E River Road, Dayton, OH 45439	5-Nov-21				
3262	J44 04105 0021	200 ft	2373 E River Road	Jim City Salvage Inc.	2335 E River Road, Dayton, OH 45439	5-Nov-21				
3256	J44 04105 0026	200 ft	2335 E River Road	Jim City Salvage Inc.	2335 E River Road, Dayton, OH 45439	5-Nov-21				
3259	J44 04105 0023	200 ft	2335 E River Road	Jim City Salvage Inc.	2335 E River Road, Dayton, OH 45439	5-Nov-21				
3260	J44 04105 0024	200 ft	2335 E River Road	Jim City Salvage Inc.	2335 E River Road, Dayton, OH 45439	5-Nov-21				
3263	J44 04105 0020	200/1000 ft	2391 E River Road	Jim City Salvage Inc.	2335 E River Road, Dayton, OH 45439	5-Nov-21				
4610	J44 04105 0136	Site	2225 E River Road	non-responsive		5-Nov-21				
3252	J44 04105 0040	200 ft	2225 E River Road			5-Nov-21				
3253	J44 04105 0034	200/1000 ft	2233 E River Road			5-Nov-21				
3254	J44 04105 0097	200 ft	2219 E River Road	Staton Audie	2219 E River Road, Dayton, OH 45439	8-Nov-21				
3207	J44 04105 0001	200 ft	2153 E River Road	Globe Food Equipment Inc.	1400 Toastmaster Drive, Elgin, IL 60120	5-Nov-21	8-Nov-21	Y	Y	
3257	J44 04105 0022	200/1000 ft	2347 E River Road	non-responsive		8-Nov-21				
3255	J44 04105 0035	200/1000 ft	2305 E River Road	Lynne Leigh Properties LLC	non-responsive	8-Nov-21				
3258	J44 04105 0025	200/1000 ft	2359 E River Road	non-responsive	2359 E River Road, Dayton, OH 45439	8-Nov-21				
5173 ⁽¹⁾	J44 26421 0002	Site	2031 Dryden Road	non-responsive	non-responsive	n/a	n/a			see note 1
2941	J44 04101 0003	Site	1900 Dryden Road	Dayton Power and Light	PO Box 1247, Dayton, OH 45401	15-Nov-21				
5054 ⁽³⁾	J44 04102 0040	Site	1901 Dryden Road	Valley Asphalt Corporation	11641 Mosteller Road, Cincinnati, OH 45241	n/a	n/a			see note 3
5177 ⁽²⁾	J44 26421 0006	Site	No physical address	Horace J Boesch Jr and Mark Fornes TRS (South Dayton Landfill, Environmental Remediation Trust)	2080 Byers Road, Miamisburg, OH 45342	n/a	n/a			see note 2
5178 ⁽²⁾	J44 26422 0001	Site	No physical address	Horace J Boesch Jr and Mark Fornes TRS (South Dayton Landfill, Environmental Remediation Trust)	2080 Byers Road, Miamisburg, OH 45342	n/a	n/a			see note 2
3264 ⁽²⁾	J44 04105 0093	200 ft	No physical address	BD of Co Comm (owned by Counties)	W Third and St. Marys Street, Dayton, OH 45402	n/a	n/a			see note 2
3274 ⁽²⁾	J44 04105 0089	200 ft	No physical address	Miami Conservancy District	38 E Monument Ave, Dayton, OH 45402	n/a	n/a			see note 2
3275 ⁽²⁾	J44 04105 0019	200 ft	No physical address	Miami Conservancy District	38 E Monument Ave, Dayton, OH 45402	n/a	n/a			see note 2
3061	J44 04102 0019	200/1000 ft	1900 Dryden Road	Dayton Power and Light	PO Box 1247, Dayton, OH 45401	15-Nov-21				
3056 ⁽²⁾	J44 04102 0001	Site/200 ft/1000 ft	No physical address	Miami Conservancy District	38 E Monument Ave, Dayton, OH 45402	n/a	n/a			see note 2
3278 ⁽²⁾	J44 04105 0059	Site/200 ft/1000 ft	No physical address	Miami Conservancy District	38 E Monument Ave, Dayton, OH 45402	n/a	n/a			see note 2
3058 ⁽²⁾	J44 04102 0014	Site/200 ft/1000 ft	No physical address	Miami Conservancy District	38 E Monument Ave, Dayton, OH 45402	n/a	n/a			see note 2
3057 ⁽²⁾	J44 04102 0030	Site/200 ft/1000 ft	No physical address	Miami Conservancy District	38 E Monument Ave, Dayton, OH 45402	n/a	n/a			see note 2
3264 ⁽²⁾	J44 04105 0094	200 ft /1000 ft	No physical address	BD of Co Comm (owned by Counties)	W Third and St. Marys Street, Dayton, OH 45402	n/a	n/a			see note 2
2943 ⁽²⁾	J44 04101 0005	200 ft /1000 ft	2228 Dryden Road	Village Park Community Ltd, Kettering Estates LLC		n/a	n/a			see note 2

Notes:

- (1) Monitoring device installed.
(2) No occupied buildings located within 200 ft of the South Dayton Dump & Landfill Site OU1 boundary
(3) Valley Asphalt notified GHD verbally that they intend to conduct gas monitoring independently